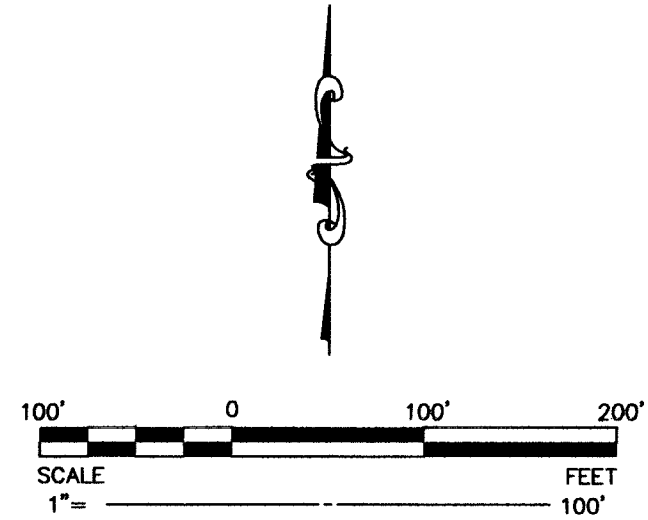


VICINITY MAP
NOT TO SCALE



NOTES:

1. The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Panel 141 of 250, Map Number 48041C0141 C, Effective Date: July 2, 1992, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
3. The property corners are a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set unless otherwise noted.
4. City of Bryan GPS Network Monuments 70, 71 and 72 were used for this survey.
5. Boundary shown hereon is based on an on-the-ground survey conducted during the month of December, 2011.
6. The current zoning for the tract of land shown hereon is "Planned Development" according to the current zoning map on the City of Bryan Planning and Zoning website.
7. Building setback lines shall be in accordance with City of Bryan ordinance and regulations.

STATE OF TEXAS §
COUNTY OF BRYAN §

I, Gregory S. Iffland, Registered Professional Land Surveyor No. 4351 in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property and that property markers were placed under my supervision on the ground, and that the metes and bounds description of said subdivision describes a closed geometric form.

PRELIMINARY. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.

Gregory S. Iffland
Registered Professional Land Surveyor No. 4351

(2-4-2013)
Date



Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	13°11'02"	535.00'	123.11'	N59°53'31"E 122.83'
C2	13°11'02"	495.00'	113.90'	S59°53'31"W 113.65'
C3	20°38'44"	189.00'	68.10'	S01°56'35"E 67.74'
C4	8°03'38"	141.00'	19.84'	S04°21'05"W 19.82'
C5	45°01'56"	141.00'	110.82'	S14°08'09"E 107.99'
C6	36°58'18"	141.00'	90.98'	S18°09'58"E 89.41'
C7	1°32'42"	1854.28'	50.00'	S64°07'54"W 50.00'
C8	13°08'07"	535.00'	122.65'	S30°07'56"E 122.38'

Line Table		
Line Number	Bearing	Distance
L1	S25°17'02"E	36.19'
L2	S25°17'02"E	40.00'
L3	S66°29'02"W	77.54'
L4	S66°29'02"W	78.77'
L5	S53°18'00"W	100.08'
L6	S36°42'00"E	46.52'
L7	N25°17'02"W	205.90'
L8	S70°25'21"W	66.67'
L9	S19°40'51"E	64.09'
L10	N18°01'25"E	54.02'
L11	S18°01'25"W	36.19'
L12	N76°19'41"E	50.00'
L13	N89°55'38"E	34.63'
L14	S12°15'57"E	25.96'
L15	S76°19'17"W	14.30'
L16	N36°38'43"W	24.95'
L17	S36°38'43"E	24.96'
L18	S81°33'57"E	21.73'
L19	S36°39'08"E	65.64'
L20	S81°07'40"E	90.05'
L21	N53°20'52"E	150.86'
L22	N36°39'08"W	18.43'
L23	N53°20'52"E	15.00'
L24	S36°39'08"E	18.43'
L25	N53°20'52"E	66.94'
L26	S36°39'08"E	44.46'
L27	N36°39'08"W	44.46'
L28	S53°20'52"W	59.84'
L29	N81°39'06"W	65.53'
L30	S53°20'52"W	8.80'
L31	N36°39'07"W	188.46'
L32	N53°24'31"E	8.88'
L33	S36°39'08"E	15.00'

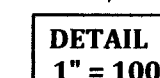
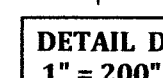
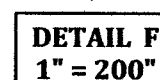
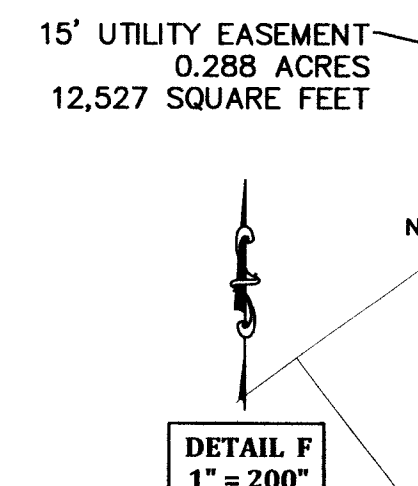
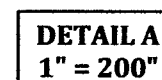
Line Table		
Line Number	Bearing	Distance
L34	S53°24'31"W	8.88'
L35	S36°39'08"E	3.54'
L36	N36°39'08"W	65.57'
L37	N81°33'57"W	9.32'
L38	S53°20'52"W	109.44'
L39	S36°36'11"E	22.28'
L40	S53°18'00"W	15.00'
L41	N36°36'11"W	22.30'
L42	S81°39'06"E	37.27'
L43	S23°33'53"E	12.77'
L44	S66°29'02"W	9.19'
L45	S83°30'58"E	35.96'
L46	N06°38'13"E	62.85'
L47	N64°54'30"E	129.73'
L48	N19°54'30"E	54.84'
L49	N25°17'01"W	249.94'
L50	N19°42'58"E	84.14'
L51	S19°42'58"W	62.93'
L52	S25°17'01"E	248.74'
L53	S25°17'02"E	15.00'
L54	S25°17'02"E	44.50'
L55	S25°17'02"E	15.00'
L56	S64°54'30"W	58.32'
L57	S64°54'30"W	127.58'
L58	S42°35'24"E	26.63'
L59	N42°35'24"W	17.98'
L60	N81°39'08"W	216.40'
L61	N36°39'08"W	59.33'
L62	S36°36'16"E	59.26'
L63	N63°55'23"E	17.50'
L64	N63°55'23"E	17.50'
L65	S53°18'27"W	38.43'
L66	N53°18'27"E	49.15'

A
FINAL PLAT
OF
LOTS 1-2, BLOCK A,
& LOTS 1-12, BLOCK B
VILLA MARIA WAL-MART ADDITION

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas,

15 Lots - 51.205 Acres
This plat was created in January, 2013

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437



Line Table		
Line Number	Bearing	Distance
L34	S5°24'31"W	8.88'
L35	S36°39'08"E	3.54'
L36	N36°39'08"W	65.57'
L37	N81°33'57"W	9.33'
L38	S5°20'52"W	109.44'
L39	S36°36'11"E	22.28'
L40	S5°18'00"W	15.00'
L41	N36°36'11"W	22.30'
L42	S81°39'06"E	37.22'
L44	S2°33'53"E	12.77'
L45	S66°29'02"W	9.19'
L46	S83°30'58"E	35.96'
L47	N06°38'13"E	62.85'
L48	N64°54'30"E	129.73'
L49	N19°54'30"E	54.84'
L50	N25°17'01"W	249.94'
L51	N19°42'58"E	84.14'
L52	S19°42'58"W	62.93'
L53	S25°17'01"E	248.74'
L54	N64°54'30"E	44.50'
L55	S25°17'02"E	15.00'
L56	S64°54'30"W	58.32'
L57	S64°54'30"W	127.58'
L58	S42°35'24"E	26.63'
L59	S42°35'24"W	17.98'
L60	N81°39'08"W	216.40'
L61	N36°39'08"W	59.33'
L62	S36°36'16"E	59.28'
L63	N63°55'23"E	17.50'
L64	N63°55'23"E	17.50'
L65	S53°16'27"W	38.43'
L66	N57°18'27"E	49.15'

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 2628, Page 189, and Volume 2402, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Mether recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas,

15 Lots - 51.205 Acres
This plat was created in January, 2013



METES AND BOUNDS DESCRIPTION

BEING a 51.205 acre tract of land situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being all of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, and a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, and the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and a portion of the tracts of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, Deed Records of Brazos County, Texas, said 51.205 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the westerly right-of-way line of F. M. 2818 (a variable width right-of-way) for the southeasterly corner of the tract of land described in the deed to Southwest Premier Properties, LLC recorded in Volume 3192, Page 310, Deed Records of Brazos County, Texas, also being the southeasterly corner of Lot 1, Block 1, Southwest Premier Addition, an addition to the City of Bryan according to the plat recorded in Volume 7246, Page 54, Plat Records of Brazos County, Texas;

THENCE with the westerly right-of-way line of F. M. 2818 the following:

South 33° 52' 36" West a distance of 289.72 feet to a 1/2 inch iron rod with a cap stamped "HP Mayo RPLS 5045" found for corner;

South 25° 17' 02" East at distance of 148.88 feet passing a Mag nail found in asphalt for the southeasterly corner of said Johnny Foster Lyon tract continuing at a distance of 189.72 feet passing a 1/2 inch iron rod with a cap stamped "HP Mayo RPLS 5045 found for the northeasterly corner of said R. Coke Mills Trustee tract in all a total distance of 895.80 feet to the northeasterly corner of Lot 2, Cabo Subdivision, an addition to the City of Bryan according to the plat recorded in Volume 3720, Page 329, Plat Records of Brazos County, Texas, from which a found 5/8 inch iron rod with a cap stamped "Kerr RPLS 4502" bears North 62° 16' 37" East 0.34 feet;

THENCE departing the westerly right-of-way line of F. M. 2818 with the northwesterly line of said Lot 2 South 70° 25' 21" West a distance of 232.90 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the northwesterly corner of said Lot 2;

THENCE with the westerly line of said Lot 2 and Lot 1 of said Cabo Subdivision South 19° 40' 51" East a distance of 472.18 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the northerly right-of-way line of Villa Maria Road (a 100' wide right-of-way) as shown on the La Bresa Phase VII Street Right-of-Way Dedication Plat recorded in Volume 540 Page 347, Plat Records of Brazos County, Texas for the southwesterly corner of said Lot 1;

THENCE with the northerly right-of-way line of Villa Maria Road the following:

South 78° 19' 17" West at a distance of 521.38 feet passing a 1/2 inch iron rod with a cap stamped "RPLS 2859" found for the southeasterly corner of said Kenneth R. Melber tract in all a total distance of 658.47 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left having a radius of 1,854.28 feet;

Southwesterly along said curve through a central angle of 25° 00' 00" an arc distance of 809.08 feet with a chord bearing of South 63° 49' 17" West and a chord distance of 802.68 feet to a point at the end of said curve from which a found 1/2 inch iron rod bears North 21° 20' 28" West 0.89 feet;

South 51° 07' 45" West a distance of 180.55 feet to a 5/8 inch iron rod with a cap stamped "Kerr RPLS 4502" found the southeasterly corner of Lot 5, Block 15, Shirewood Addition Phase III, an addition to the City of Bryan according to the plat recorded in Volume 648, Page 245, Plat Records of Brazos County, Texas;

THENCE departing the northerly right-of-way line of Villa Maria Road with the easterly line of said Lot 5, Block 15 North 00° 43' 00" West a distance of 499.95 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the easterly line of said Lot 5, Block 15 North 62° 10' 59" East a distance of 89.27 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 30° 22' 20" West a distance of 282.33 feet to a 1 inch iron pipe found in the easterly line of Shirewood Addition Phase IV, an addition to the City of Bryan according to the plat recorded in Volume 2377, Page 279, Plat Records of Brazos County, Texas for the southwesterly corner of said Johnny Lyon tract (Volume 3134 Page 271);

THENCE with the easterly line of said Shirewood Addition Phase IV North 47° 05' 11" West at a distance of 440.17 feet passing a 5/8 inch iron rod found for the common northerly corner of Lot 6 and Lot 7, Block 2 of said Shirewood Addition Phase IV in all a total distance of 490.05 feet to a 1/2 inch iron rod found in the southeasterly line of Carriage Hills Subdivision Phase Two an addition to the City of Bryan according to the plat recorded in Volume 2936, Page 313, Plat Records of Brazos County, Texas for the most northerly corner of said Shirewood Addition Phase IV;

THENCE departing the easterly line of said Shirewood Addition Phase IV with the southeasterly line of said Carriage Hills Subdivision Phase Two North 53° 18' 27" East at a distance of 469.45 feet passing the common southerly corner of said Carriage Hills Subdivision Phase Two and said Lot 1, Block 1, Southwest Premier Addition, continuing with the southeasterly line of said Lot 1, Block 1 at a distance of 1,190.21 feet passing a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the most westerly corner of said Johnny Foster Lyon tract, continuing with southeasterly line of said Lot 1, Block 1 in all a total distance of 1,803.19 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 51.205 acres (2,230,502 square feet) of land.

STATE OF TEXAS §
COUNTY OF BRYAN §

I (We), Wal-Mart Real Estate Business Trust, the owner(s) and developer(s) of the land shown on this plat being the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 10907, Page 275, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: _____

STATE OF ARKANSAS §
COUNTY OF BENTON §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public Benton County, Arkansas

STATE OF TEXAS §
COUNTY OF BRYAN §

I (We), Lovett Commercial, the owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 10907, Page 207, and whose name is subscribed hereto, hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public place shown for the purposes identified.

Owner: _____

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public Harris County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval by the Planning and Zoning Commission of the City of Bryan

on the _____ day of _____, 2013 and same was duly approved on the _____ day of _____, 2013 by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2013.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2013.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, KAREN McQUEEN, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office

the _____ day of _____, 2013, in the Official Records of Brazos

County, in Volume _____, Page _____

County Clerk Brazos County, Texas

A
FINAL PLAT
OF
LOTS 1-2, BLOCK A,
& LOTS 1-12, BLOCK B
VILLA MARIA WAL-MART ADDITION

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas,

15 Lots - 51.205 Acres
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